

V. Neighborhood Areas

PETWORTH-METRO

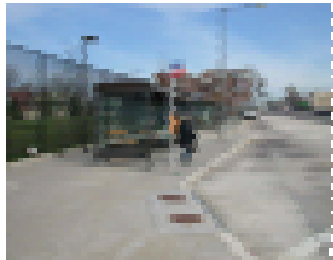


FIG. 35.1 - Bus Drop-off at 3700 Georgia Avenue

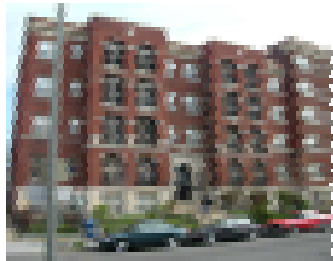


FIG. 35.2 - Apartment building at Quincy Street

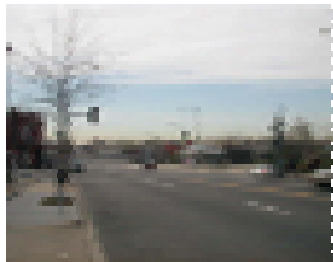


FIG. 35.3 - View south toward Petworth Metro station



FIG. 35.4 - Existing Conditions of Metro Neighborhood Area

PETWORTH-METRO AREA

Shepherd Street to Otis Place

The Georgia Avenue-Petworth Metro Station is the hub of the Petworth-Metro Area. The Georgia Avenue/New Hampshire Avenue intersection is a major junction along the corridor. The area is comprised of a mix of row houses, apartment buildings, retail and office uses. The study area's major grocery store, Safeway, is located in this neighborhood area.

Issues:

- Potential opportunity for new or larger grocery store
- Developer selection announced for new mixed-use building on site adjacent to Metro Station, 3700 block, west side
- Vacant and underutilized lots present major redevelopment opportunity sites for:
 - 3900 block, west side
 - 3800 block, west & east sides
 - 3600 block, west side
- Infrastructure and public realm improvements needed at Georgia Avenue/New Hampshire Avenue intersection and 3600 block, east side
- Raymond Recreation Center in need of major renovation/expansion to serve community needs. Raymond Elementary School in need of modernization or new facility. Total of acreage of both sites is 5.4 acres.
- Poor traffic and pedestrian conditions at Georgia Avenue/New Hampshire Avenue intersection; opportunity for beautification/streetscape improvements
- Need for public parking to serve patrons of businesses and reduce demand on residential streets

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FIG. 36.1 - View south along Georgia Avenue toward the Metro Station



FIG. 36.2 - View south at intersection of Georgia Avenue and New Hampshire Avenue (RFP site in foreground)



FIG. 36.3 - View North at intersection of Georgia Ave. and New Hampshire Ave.

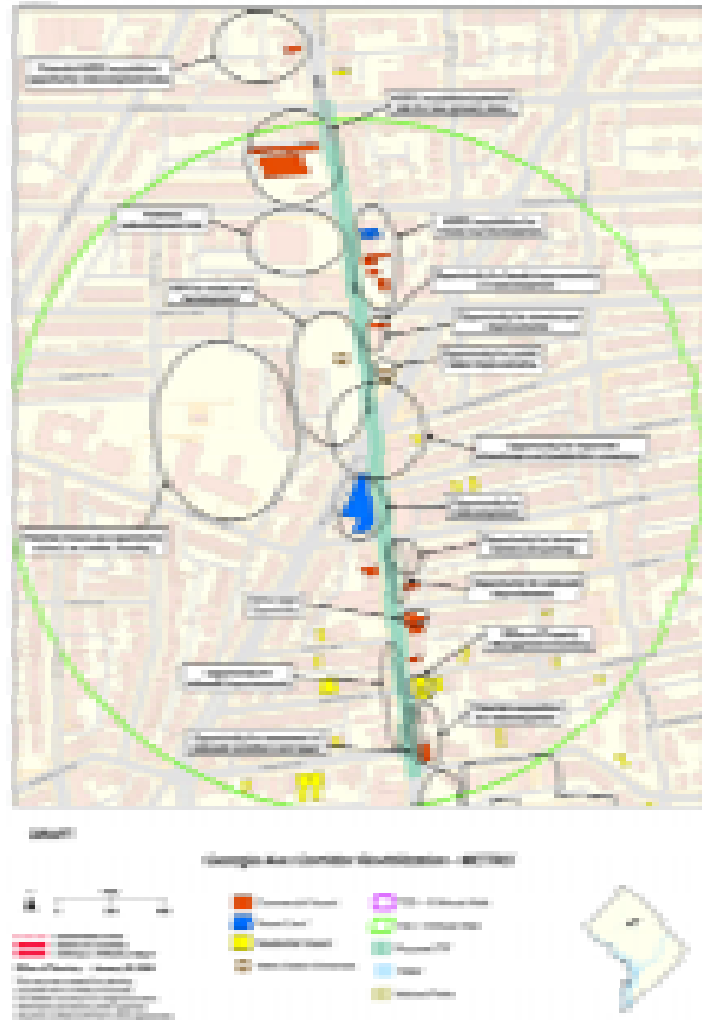


FIG. 36.4 - Proposed Plan of Petworth-Metro neighborhood Area

Recommendations:

- Continued property acquisition/site assemblage by National Capital Revitalization Corporation and/or private developers
- Design and implement public realm plan and intersection improvements at Georgia Avenue/New Hampshire Avenue; implement pedestrian safety measures
- Explore public-private partnership opportunity at Raymond site for new school, recreation center, as well as potential new senior housing and community health care facility
- Explore opportunity for parking and/or farmers market on east side of 3600 block
- Monitor development progress of development proposals in 3600 and 3800 blocks; maximize development potential of sites